



Landmarks & Urban
Conservation Commission



Agenda Number: 5
Case No.: 09LUCC-50039
Project # 1007987
October 14, 2009

Staff Report

Agent	Flor Castro
Applicant	Theodore Garcia
Request	Certificate of Appropriateness
Legal Description	Tract 174B MRGCD Map 38
Address/Location	2004 South Plaza
Size	
Zoning	H-1
Historic Location	Old Town Historic Overlay Zone

Staff Recommendation

DEFERRAL of Case # 09LUCC-50039, Project #1007987, a request for a Certificate of Appropriateness for alteration.

Maryellen Hennessy
Staff Planner

Summary of Analysis

The application is for the erection of a metal railing outside the restaurant on South Plaza in the Old Town Historic Overlay Zone. The proposed railing would be located on the existing sidewalk at the front of the business and would provide a seating area for outdoor dining.

Consultation with City Zoning regarding permits for outdoor seating revealed that the public right-of-way was not clearly defined in the applications. LUCC staff also requested a site plan that accurately demonstrated the existing conditions and a more detailed drawing of the proposed railing. Staff recommends deferral until the November 11, 2009 hearing.

The applicant concurs.

PRIMARY REFERENCES:

Landmarks and Urban Conservation Ordinance; Development Guidelines for the Old Town Historic Overlay Zone.

City Departments and other interested agencies were given the opportunity to review this application from 9/17/09 to 9/28/09. Agency comments that were received were used in the preparation of this report, and begin on page XXXX.